



The Government of the
District of Columbia

Sursum Corda/ NW1 New Communities

Overview
August 2005

NEW COMMUNITIES INITIATIVE





Northwest One

- Violent crime in high-poverty neighborhood
- Economic segregation and resulting lack of services
- Threats to federally-subsidized housing
- Public schools slated for redevelopment
- Underutilized public facilities
- Successful Hotspots Initiative



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Northwest One New Communities

District-sponsored redevelopment of the physical and human architecture of distressed neighborhoods into healthy, mixed-income communities.

Integrates public facilities and services in a sustained, multi-year effort to offer families better housing, employment and educational opportunities.



New Communities Criteria

A neighborhood must meet three criteria to be eligible to participate in New Communities:

- 1. Concentrated poverty & violent crime**
- 2. Immediate and recognizable need**
- 3. Potential to protect low income housing and expand affordable housing on a large scale**



Northwest One Milestones

4 significant milestones prior to creation of community vision :

1. Organization

2. Capital

3. Trust

4. Vision



Guiding Principles for the Sursun Corda Revitalization Strategy

The Sursun Corda project is guided by several core principles related to process and substance. The principles, in turn, inform and guide the public planning process and ultimately the implementation of the revitalization plan. The following principles relate to the public planning process:

1. The District of Columbia and the Northwest #1 Council (hereby identified as "the Committee" for the purpose of this document) agree to a full partnership for all phases of this initiative including planning, defining boundaries, replacement and development, management, agenda and decision making. We may not always agree, but will work together to come up with what is best for the community.
2. The Committee agrees to a 1:1 replacement of the housing within the initiative boundary based upon a survey of the number of units and incomes of existing families. Existing families will have first right to return and no families shall be excluded solely based on income.
3. The Committee agrees to develop a right to return protocol and ultimately community standards.
4. The Committee will define all critical terms and elements of the redevelopment, to include unit mix, housing types, boundaries, tenure, income mix/affordability and any and all other terms used in this process.
5. The Committee will work together on the preservation of existing subsidies and expand affordable housing as part of the initiative. Further, the committee agrees to work together to secure all resources as necessary to carry out the initiative.
6. All new development in the area must include an affordable housing component, improvements to the area, and other elements that support the goals and aims of the committee. The Committee shall explore all tools to move toward this goal.
7. The initiative will provide "real" economic opportunities for residents, especially through job training and development, asset building, career development, homeownership, etc., for future and current residents.
8. The Committee will strive to include high quality education and human services opportunities for adults and children.
9. The Committee agrees to preserve and enhance the historic heritage of the community.
10. The initiative must provide a balance of mixed uses- residential, commercial, recreational and civic facilities.

The identified tasks are connected to substantive aspects of both the revitalization planning and implementation process:

- Survey initiative area to determine the number of units and income ranges;
- Development of right to return policy/protocol and community standards
- Survey area to determine final initiative boundary

In witness hereof this 31st Day of January, 2005:

Robert C. Bobb
Robert C. Bobb
City Administrator
District of Columbia

Alverta Muglyn
Alverta Muglyn
Co-Chair
Northwest #1 Council

Diane Hunt

Beverly E. Carter



Northwest One Human Capital Plan

1. Intensive work with community
2. Draft Plan – priorities & linkages

Still to do...

1. Internal Review
2. Public Consultation
3. Final Plan

Employment

- 42% of Head of Households are Employed Part-time or Full-time
- 21% of Head of Households are unemployed and 33% are Retired
- Job interests include: owning own business, child care and health care

Mental Health

- 40% stated feeling anxious and worried some of the time to all of the time during the last month
- 33% stated feeling some depression during the last month
- Many directly attributed these feelings to their housing situation

Housing Preference

- 40% of households are interested in home ownership
- Seniors identified senior only housing as a need
- Residents identified housing that specifically meets the needs of seniors and disabled individuals as a need (i.e. bathrooms with hand rails)

Education

- 42% of adults have a high school diploma or GED
- 13% have an advanced degree
- Children and youth in the community attend Walker Jones, Terrell Jr. High or Dunbar and over 36 other schools around the District

Priority Areas and Programs

- Safety and Security
 - Neighborhood Justice Project
 - Safety and Security Coordinator
 - Changing the physical environment for a safer community
- Physical and Mental Health
 - Community Nurse Model
 - Health Screening
 - Pharmacy Services
 - Substance Abuse Program

Priority Areas and Programs

- Senior Programming
 - Employment and Volunteer Activities
 - Senior housing
 - Intergenerational Programs
 - Place based health services
- Community Based Technology
 - Utilizing the Library as a Technology Hub
 - Computer training for all ages
 - Technology as an employment tool

Priority Areas and Programs

- Economic Opportunity
 - Place based:
 - Job training & placement for youth & adults
 - Pre-apprenticeship around construction trades
 - Entrepreneurial opportunities
 - Home Ownership
- Education and Recreation For All
 - Cultural and Performing Arts
 - School linked Adult Education
 - Early childhood care and education before and after school
 - Recreation for all ages

Next Steps

- Refine Data
- Coordinate with Existing Programs
- Refine new Programs
- Analyze Cost and Funding Models
- Develop Implementation Timeline



Sursum Corda / Northwest One Charrette (Physical)

1. Intensive work with community
2. Series of kick-off events
3. 4 day workshop & draft vision

Still to do...

1. Internal Review
2. Public Consultation
3. Final Plan



NorthWest One

TORTI GALLAS AND PARTNERS
Architects of the Community

Northwest One Design Workshop The Vision



Information Gathering Neighborhood Survey Results

A Neighborhood Survey was conducted from May 14, 2005 through May 21, 2005 with residents of Sursum Corda, Temple Court, Tyler House, Sibley Plaza, Turn Key, Golden Rule High Rise and Town Homes, and Sibley Plaza Town Homes.

20% of the households were surveyed
(250 households)





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NORTHWEST ONE VISION Physical Revitalization Key Components

1 for 1 Replacement

- ◆ +/- 520 low-income units in Properties at Risk
- ◆ Family and Apartment Units

Right to Return/Stay

Mixed Income and Mixed Use Community

- ◆ Low-Income, Affordable, Market-Rate Units
- ◆ 1300 – 1500 Units – Family and Apartments
- ◆ New Schools, Recreation, Retail, Open Space

Build First

- ◆ New Units on Vacant Land first





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The NW One Vision - Housing Program

- 520 Low-Income Housing Units
(like they are now)
320 1-2 BR, 200 3-6 BR
- 400-500 Affordable, Workforce Units
- 400-500 Market-rate Units
- 1320-1520 Total Units





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The NW One Vision Neighborhood Program

School – K-8 100,000 sf

- ◆ Football/Soccer, Baseball Field,
Playgrounds, Community Services

Recreation Center 20,000 sf

Boys and Girls Club, Gym, Games,
Wellness Center, Meeting Rooms,
Computer Labs, Senior, Basketball, Pool

Library 5,000 sf

Health Clinic 10,000 sf

Retail, Shops & Offices 50-80,000 sf



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Scheme 1



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Scheme 2



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Scheme 3



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Combined Scheme





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Architects of the Community

Combined Scheme





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The Neighborhood





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New Schools and Recreation Center





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K Street





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North Capitol Street at K Street





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Next Steps:

- Internal district review & consensus
By 8/31, Economic Development Cluster experts
- Fully integrated human capital plan for family self-sufficiency
By 9/30, CYFE Cluster experts
- Implementation Strategy with finance, land and regulatory actions
By 9/30